



DAMAC d.o.o.

## ALMA DOM INVEST

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<b>Code :</b>	29399
<b>Location :</b>	Brtonigla
<b>Building size :</b>	160 m <sup>2</sup>
<b>Lot size :</b>	260 m <sup>2</sup>
<b>Distance from center :</b>	0 m
<b>Distance from sea :</b>	0 m
<b>Seaview :</b>	No
<b>Number of floors :</b>	3
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	2
<b>Year of construction :</b>	1940
<b>Energy efficiency :</b>	Not specified
<b>Parking :</b>	Yes

Price : 320.000 €

For sale is a traditional stone house in a row with a total area of 160 m<sup>2</sup>, located in Brtonigla, just 6 km from the sea, beaches, and Novigrad. The property includes a yard of 260 m<sup>2</sup> and two auxiliary buildings (50 m<sup>2</sup> and 48 m<sup>2</sup>).

The house, with a total area of 160 m<sup>2</sup>, consists of a ground floor and an upper floor. On the ground floor, there is a spacious dining room connected to the kitchen and living room, as well as a pantry that serves as additional storage. An internal staircase leads to the upper floor, where there are three large bedrooms, a comfortable bathroom, and an 8 m<sup>2</sup> terrace with a beautiful view of the greenery.

The yard features two auxiliary buildings measuring 50 m<sup>2</sup> and 48 m<sup>2</sup>, which offer the possibility of arranging an additional apartment, a guest house, a studio space, or expanding the existing living area. The total area of the yard is 260 m<sup>2</sup>, and it also includes storage rooms and a garden shed.

The property is fully furnished, built in a traditional stone style, categorized as a two-story house, and renovated in 2010. It is situated in a quiet location in Brtonigla, close to ...